

From: Angelina M <angelinamikityuk@gmail.com>
Sent: Saturday, July 4, 2026 11:32 AM
To: Gustafson, Brianna <BGustafson@roseville.ca.us>
Subject: Oakleaf estates variance

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Hello Brianna Gustafson,

I received your notice about a variance request from the builder of a new development. I live in the most recent development (Porter & Main) by this builder. I have some concerns:

1. Concern that reducing the front yard set back for lot 17:

Will affect privacy of the homes near this lot. 6'6" reduction in front yard and driveway is not a minimal amount. The homes of Porter and Main have sloped and exposed yards already so a house 6'6" closer to the road behind these homes will greatly reduce privacy.

Will affect this particular house and nearby house property values.

Will possibly affect storm water runoff and drainage. You may already know this builder has admitted to us that our lots are not property graded and has not yet adequately addressed this improperly graded drainage and subsequent still water in our development.

2. Concern that increasing property coverage for lot 16:

Will affect residential density and the overall feel of the neighborhood. This in turn can negatively affect property value.

3. I would like to understand why the builder is requesting this for 2 lots. We are concerned that future home buyers of these lots will face the issues that myself and my neighbors have to come the city of Roseville to repeatedly ask for resolution.

We appreciate the city of Roseville being proactive and reaching out to us.

Thank you for your time,

Angelina Mikityuk